PT OF W1/2 OF LOT 21
1992 GENE DWMH
IN OR 302 PG 681

KAWCHAK PAULINE A
36469 PATSY LANE
CALLAHAN, FL 32011

2025

26-3N-24-2300-0021-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

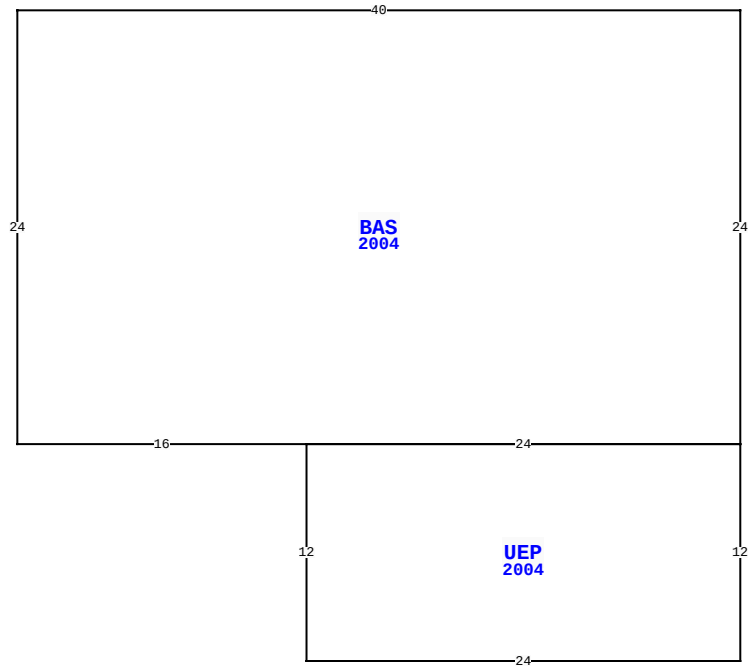
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2004	960	33,224
UEP	288	70	2004	202	6,991
TOTALS	1,248			1,162	40,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,162	123.6000	98.88	114,899	1992	1997	0	0	0	65.00	35.00

1 M/H 93- – 100% - 0 Heated Area: 960 HX Base Yr



36469 PATSY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,215
TOTAL MARKET OB/XF VALUE		5,245
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		132,960
SOH/AGL Deduction		84,324
ASSESSED VALUE		48,636
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		18,636
TOTAL JUST VALUE		132,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413168	MH MOVE-ON	0	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0289/0239	4/01/1979	WD	Q	V		6,100
GRANTOR:						
GRANTEE:						
0229/0150	1/01/1976	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W40 S24 E16 UEP=[YR=2004] S12 E24 N12 W24$ E24 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	100	55	12	660.00	SF	24.85	24.85	100	1972	1972	3	20	3,280	
2	0510	GARAGE WD-	0	100	30	12	360.00	SF	24.85	24.85	100	1983	1983	3	20	1,789	
3	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2005	2005	3	22	176	

LAND DESCRIPTION

TOTAL OB/XF 5,245

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0005	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS